

143.0

0003

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

812,500 / 812,500

USE VALUE:

812,500 / 812,500

ASSESSED:

812,500 / 812,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		STEVENS TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COFFIN CHRISTOPHER J TRUSTEE
Owner 2:	CHRISTOPHER J COFFIN 2011
Owner 3:	FAMILY TRUST

Street 1: 15 STEVENS TERRACE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: SHAER SUSAN -

Owner 2: -

Street 1: 15 STEVENS TERRACE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 8,083 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Wood Shingle Exterior and 2194 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8083		Sq. Ft.	Site		0	80.	0.82	9									529,993						530,000	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
101		8083.000	282,500		530,000	812,500				
Total Card		0.186	282,500		530,000	812,500	Entered Lot Size			
Total Parcel		0.186	282,500		530,000	812,500	Total Land:			
Source:		Market Adj Cost		Total Value per SQ unit /Card:	370.33	/Parcel: 370.3	Land Unit Type:			

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	282,500	0	8,083.	530,000	812,500	812,500
2019	101	FV	236,100	0	8,083.	496,900	733,000	733,000
2018	101	FV	236,100	0	8,083.	410,700	646,800	646,800
2017	101	FV	236,100	0	8,083.	377,600	613,700	613,700
2016	101	FV	236,100	0	8,083.	344,500	580,600	580,600
2015	101	FV	221,900	0	8,083.	337,900	559,800	559,800
2014	101	FV	221,900	0	8,083.	314,000	535,900	535,900
2013	101	FV	221,900	0	8,083.	298,800	520,700	520,700

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHAER SUSAN,	1443-40		10/4/2013		735,000	No	No		
GHAYUR TARIQ/ET	1116-106		9/15/1993		243,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/14/2002	159	Redo Bat	15,000	C				
3/31/1995	139	Alterati	9,000					REPLACE WALL
9/20/1993	471		24,300					22X10 ADD TO KITCH

ACTIVITY INFORMATION

Date	Result	By	Name
4/20/2018	MEAS&NOTICE	CC	Chris C
11/26/2008	Meas/Inspect	163	PATRIOT
1/18/2000	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/18/1999	Measured	264	PATRIOT
8/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /



USER DEFINED

Prior Id # 1: 92633

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION		
Type:	5	- Cape
Sty Ht:	1T	- 1 & 3/4 Sty
(Liv) Units:	1	Total: 1
Foundation:	2	- Conc. Block
Frame:	1	- Wood
Prime Wall:	1	- Wood Shingle
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	GREEN	
View / Desir:		

TH FEATURES	
Bath	1
Bath:	Rating:
Bath:	1
QBth	Rating:
Bath:	Rating:
HBth:	Rating:
hrFix:	1
	Rating:
	Average
	Very Good
	Fair

COMMENTS
SINK IN BMT/ SCUTTLE.

SKETCH



GENERAL INFORMATION

Grade:	C - Average	
Year Blt:	1939	Eff Yr Blt:
Alt LUC:	Alt %:	
Jurisdict:	G15	Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Depreciation	2
Type:	
Value:	
Condition:	AG - Avg-Good
Functional:	
Economic:	
Special:	
Override:	
Total:	2

ALC SUMMARY

Basic \$ / SQ:	105.00
Size Adj.:	1.18922198
Const Adj.:	0.99989998
Adj \$ / SQ:	124.856
Other Features:	96800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	383781
Depreciation:	101318
preciated Total:	282462

COMPARABLE SALES

SUB AREA

IMAGE



MOBILE HOME

Make:	Model:	Serial #:	Year:	Color:
ARD ITEMS			PARCEL ID	143.0-0003-0011.0

SPEC FEATURES/YARD ITEMS

PARCEI ID 143.0-0003-0011

AssessPro Patriot Properties, Inc